

LOT 42 UNIT 1 THREE RIVERS ESTAT  
405-91, DC 1270-333, LE 1484-549

MELTON JIM ALAN/SILER KERI SUZANNE  
942 SW DEKLE RD  
LAKE CITY, FL 32024

2025

00-00-00-00558-000



| BUILDING CHARACTERISTICS |                    |                |      |              |                      |
|--------------------------|--------------------|----------------|------|--------------|----------------------|
| ELEMENT                  | CD                 | CONSTRUCTION   |      |              |                      |
| Exterior Wall            | 31                 | VINYL SID 100  |      |              |                      |
| Roof Structur            | 03                 | GABLE/HIP 100  |      |              |                      |
| Roof Cover               | 14                 | PREFIN MT 100  |      |              |                      |
| Interior Wall            | 05                 | DRYWALL 100    |      |              |                      |
| Interior Floo            | 14                 | CARPET 90      |      |              |                      |
| Interior Floo            | 11                 | CLAY TILE 10   |      |              |                      |
| Air Condition            | 03                 | CENTRAL 100    |      |              |                      |
| Heating Type             | 04                 | AIR DUCTED 100 |      |              |                      |
| Bedrooms                 |                    | 3 100          |      |              |                      |
| Bathrooms                |                    | 3.5 100        |      |              |                      |
| Frame                    | 01                 | NONE 100       |      |              |                      |
| Stories                  | 2.                 | 2. 100         |      |              |                      |
| Architectual             | 05                 | CONV 100       |      |              |                      |
| Units                    |                    | 0 100          |      |              |                      |
| Condition Adj            | 03                 | 03 100         |      |              |                      |
| Kitchen Adjus            | 01                 | 01 100         |      |              |                      |
|                          |                    |                |      |              |                      |
| Quality                  | 05                 | 05             |      |              |                      |
| DOR CODE                 | 0100 SINGLE FAMILY |                |      |              |                      |
| MAP NUM                  |                    | MKT AREA       |      | 02           |                      |
| NEIGHBORHOOD/LOC         |                    | 100000.01      |      | 1.00/        |                      |
| AREA TYPE                | TOTAL GROSS AREA   | PCT OF BASE    | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,560              | 100            |      | 1,560        | 138,563              |
| FCP                      | 1,000              | 25             |      | 250          | 22,206               |
| FOP                      | 390                | 30             |      | 117          | 10,392               |
| FSP                      | 500                | 40             |      | 200          | 17,765               |
| FUS                      | 1,560              | 100            |      | 1,560        | 138,563              |
|                          |                    |                |      |              |                      |
| TOTALS                   | 5,010              |                |      | 3,687        | 327,489              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0100               | 01  | 3,687     | 122.0100    | 136.65         | 503,829        | 1960 | 1995 | 0    | 0    | 0 | 35.00 | 65.00  |

2 SINGLE FAM - 100% - 2025

Heated Area: 3120

HX Base Yr 2025